| 087.0 | 0005 | 0009.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 857,300 | / | 857,300 |
| USE VALUE: | 857,300 | / | 857,300 |
| ASSESSED: | 857,300 | / | 857,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 26 | | RICHFIELD RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | VENTOLA ROBERT J |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 26 RICHFIELD RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | VENTOLA ROBERT J & TRACY B - |
| Owner 2: | - |
| Street 1: | 26 RICHFIELD RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .212 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1931, having primarily Wood Shingle Exterior and 1764 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9216.000 | 365,700 | 4,100 | 487,500 | 857,300 |
| Total Card | 0.212 | 365,700 | 4,100 | 487,500 | 857,300 |
| Total Parcel | 0.212 | 365,700 | 4,100 | 487,500 | 857,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.00 | /Parcel: 486.00

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

| User Acct | GIS Ref | GIS Ref | Insp Date |
|---|---|---|---|
| 55255 | | | 11/27/18 |

!7103!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 087.0-0005-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 365,700 | 4100 | 9,216. | 487,500 | 857,300 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 355,200 | 4100 | 9,216. | 487,500 | 846,800 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 355,300 | 4100 | 9,216. | 487,500 | 846,900 | 846,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 264,700 | 3400 | 9,216. | 452,700 | 720,800 | 720,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 264,700 | 3400 | 9,216. | 452,700 | 720,800 | 720,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 264,700 | 3400 | 9,216. | 397,000 | 665,100 | 665,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 264,700 | 3400 | 9,216. | 362,200 | 630,300 | 630,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 253,900 | 3400 | 9,216. | 320,400 | 577,700 | 577,700 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 05:01:23 |

## LAST REV

| Date | Time |
|---|---|
| 07/17/19 | 14:00:39 |

apro

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 55255 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7103

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| VENTOLA ROBERT | 72226-280 | 1 | 2/13/2019 | Estate/Div | | No | No | | |
| SALOIS NANCY A, | 57264-102 | | 8/8/2011 | Change>Sale | 530,000 | No | No | | |
| KATZ JOSEPH H/T | 51886-441 | | 11/12/2008 | Family | 100 | No | No | | |
| KATZ JOSEPH | 29961-93 | | 3/25/1999 | Convenience | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/24/2014 | 729 | Solar Pa | 24,532 | | | | | |
| 8/17/2011 | 882 | Redo Bat | 8,800 | | | | | UPDATE KIT CEILING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/27/2018 | Inspected | CC | Chris C |
| 11/14/2018 | MEAS&NOTICE | BS | Barbara S |
| 7/1/2014 | External Ins | PC | PHIL C |
| 6/26/2012 | External Ins | BR | B Rossignol |
| 11/8/2011 | MLS | EMK | Ellen K |
| 12/17/2008 | Meas/Inspect | 163 | PATRIOT |
| 10/26/2000 | Hearing N/C | 163 | PATRIOT |
| 4/4/2000 | Measured | 263 | PATRIOT |
| 8/2/1993 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9216 | | Sq. Ft. | Site | | 0 | 70. | 0.76 | 12 | | | | | | | | | 487,537 | | | | | | 487,500 | |

| Total AC/HA: | 0.21157 | Total SF/SM: | 9216 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 487,537 | Spl Credit | | Total: | 487,500 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN MUSTARD | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1931 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 140.00 |
| Size Adj.: | 1.24523807 |
| Const Adj.: | 0.98010004 |
| Adj $ / SQ: | 170.864 |
| Other Features: | 85119 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 496939 |
| Depreciation: | 131192 |
| Depreciated Total: | 365747 |

## COMMENTS

OF=2 SINKS IN BTH.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

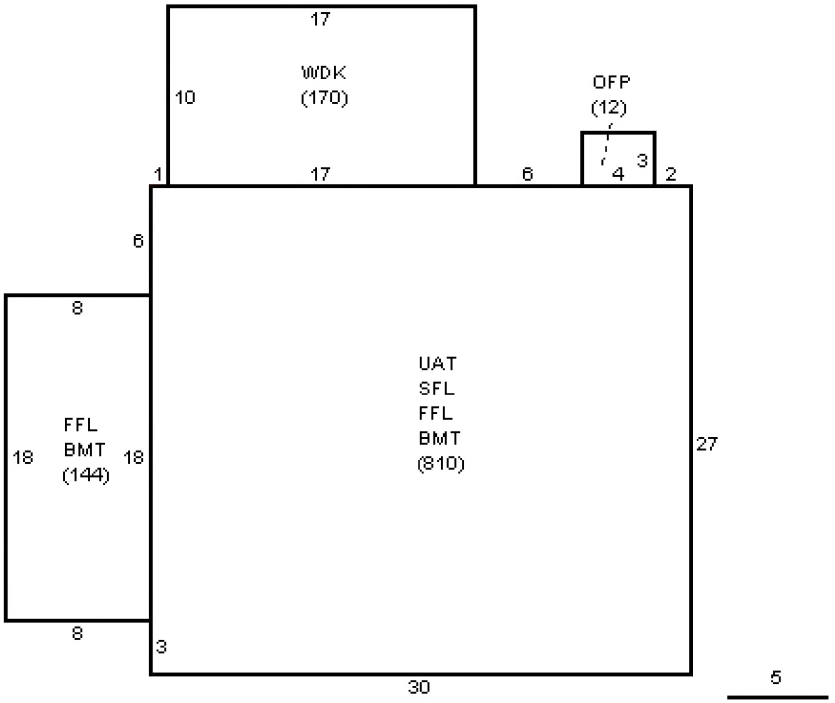
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 187.95 |
| Special Features: | 0 | Val/Su Net: | 117.85 |
| Final Total: | 365700 | Val/Su SzAd | 207.31 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 954 | 51.260 | 48,901 |
| FFL | First Floor | 954 | 170.860 | 163,004 |
| SFL | Second Floor | 810 | 170.860 | 138,400 |
| UAT | Upper Attic | 203 | 68.350 | 13,840 |
| WDK | Deck | 170 | 11.650 | 1,980 |
| OFP | Open Porch | 12 | 43.120 | 517 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,103 | | | Total: | 366,642 |
| Size Ad | 1764 | Gross Area | 3710 | FinArea | 1764 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0005-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 11X19 | A | AV | 1931 | 26.96 | T | 40 | 101 | | | 3,400 | | | 3,400 |
| 19 | Patio | D | Y | 1 | 11X16 | A | AV | 2009 | 4.38 | T | 8 | 101 | | | 700 | | | 700 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 4,100 | Total Special Featues: | Total: 4,100 |